

STAFF REPORT

January 25, 2001

PLAT #00PL089 - Final Plat

ITEM 3

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL089 - Final Plat
LEGAL DESCRIPTION	Lots 4-8, Block 1 and Lots 10-17, Block 3, Lot 8, Block 4 and Lots 1-15, Block 5 and Lots 4-7, 18, Block 6 and Lots 1-7, Block 7 and Lot 1, Block 8, Valley Ridge Subdivision, located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 14.67 Acres
LOCATION	At the current western terminus of South Pitch Drive and Solitaire Drive
EXISTING ZONING	Suburban Residential - County
SURROUNDING ZONING	
North:	Limited Agricultural - County
South:	Suburban Residential - County
East:	Suburban Residential - County
West:	Suburban Residential - County
PUBLIC UTILITIES	To Be Extended
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Final Plat **be approved with the following stipulations:**

Engineering Division Recommendation:

1. Prior to City Council approval of the Final Plat, the detention pond plans shall be revised as required by the City Engineering Division and the Pennington County Highway Department. In addition, the City Engineering Division and the Pennington County Highway Department shall have approved the plans and specifications prior to construction of the detention pond;
2. Prior to City Council approval of the Final Plat, executed contract documents for the construction of the detention pond shall be submitted;
3. Prior to approval by the City Council of the Final Plat for more than 21 lots within the subdivision, construction of the detention pond shall be completed and approved by the City Engineering Division and the Pennington County Highway Department;

STAFF REPORT

January 25, 2001

PLAT #00PL089 - Final Plat

ITEM 3

4. Prior to City Council approval of the Final Plat, easements for the area of the detention pond shall be prepared and recorded with the Pennington County Register of Deeds by the petitioner;
5. Prior to City Council approval of the Final Plat, the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction;
6. Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street;

Register of Deed's Office Recommendation:

7. Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly;

Urban Planning Division Recommendations:

8. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
9. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

GENERAL COMMENTS: This item was continued several times since the September 21, 2000 Planning Commission meeting to allow the applicant to submit additional information. This Staff Report has been revised as of 1/15/01. New or revised text is shown in bold print. The subject property is located outside the City limits but is within the City's three-mile platting jurisdiction. In January, 1997 a Layout Plat was approved for this entire quarter-quarter section of land. A Preliminary Plat was approved later during the winter of 1997 for fifteen lots located at the southeast corner of the subject property along Tinton Lane. A revised Layout Plat was then submitted and approved in May, 1998 for the subject property and subsequently ten additional lots were platted along Tinton Lane.

A Preliminary Plat to plat the third phase of development consisting of forty-one residential lots to the west of the development along Tinton Lane was approved by the Planning Commission on October 5, 2000 and the City Council on October 16, 2000. Access to the subdivision will be provided via extensions of two east/west streets - Solitaire Drive and South Pitch Drive; both of which currently connect with East 53rd Street. There will be two north/south streets developed within the subdivision. Pennington Street will be a through street while Hawkon Street will be a through street on its northern end but will end at its intersection with Solitaire Drive at its southern end.

STAFF REVIEW: The stipulations which must still be addressed or are otherwise applicable to the Final Plat include the following. (Please note that stipulation #'s 2, 3, and 4 are proposed new stipulations agreed on between the petitioner and the City and County Staff. These

STAFF REPORT

January 25, 2001

PLAT #00PL089 - Final Plat

ITEM 3

stipulations further refine and replace one of the original stipulations recommended by the Planning Commission regarding the construction of the drainage detention facility. These revised stipulations were approved by the City Council on November 6, 2000).

1. The Subdivision Improvements Estimate form must be submitted, the required Subdivision Inspection fees paid, and financial surety posted for any incomplete subdivision improvements;
2. Prior to approval by the City Council of a Final Plat for any portion of Valley Ridge Subdivision Phase III, the applicant shall prepare plans and specifications for the construction of the detention pond, identified as element 103 in the County Heights Drainage Basin Plan, and award contracts as necessary for the construction of the facility. The City Engineering Division and the Pennington County Highway Department shall approve the plans and specifications prior to construction. Copies of the executed contract documents shall be submitted to the City Engineering Division.
3. Prior to approval by the City Council of the Final Plat for more than 21 lots of the subdivision, construction of the detention pond shall be completed and approved by the City Engineering Division and the Pennington County Highway Department;
4. Prior to City Council approval of any Final Plat for the subdivision, easements for the area of the detention pond shall be prepared and recorded with the Pennington County Register of Deeds by the applicant;
5. Prior to Final Plat approval the petitioner shall have revised the plat to reflect the dedication of right-of-way for the Meadow Lane turn-around and shall have either constructed the turn-around or posted financial surety to cover its construction;
6. Prior to City Council approval of the Final Plat, non-access easements shall be provided along the first fifty feet of corner lots on either side of the street; and,
7. Prior to City Council approval of the Final Plat, the petitioner shall have received the preliminary approval of the Pennington County Register of Deeds Office to ensure that the legal description is acceptable and that lots are labeled correctly.

Road Maintenance: An additional requirement prior to City Council approval of the Final Plat is that the petitioner must provide legal proof of maintenance responsibility for the roadways within the subdivision as Pennington County is not accepting additional roadways onto their maintenance system.

Update: The applicant has been working with City staff and the Pennington County Highway Department staff to address the above referenced issues. Staff has reviewed a plan for the detention pond. Additional revisions to the detention pond plans are needed, however, the overall concept of the plan(s) function sufficiently to allow the

STAFF REPORT

January 25, 2001

PLAT #00PL089 - Final Plat

ITEM 3

project to go forward. As such, staff is recommending that the revisions to the detention pond plan be submitted for review and approval prior to City Council approval of the Final Plat. In addition, staff is recommending that executed contract documents for the construction of the detention pond be submitted prior to City Council approval of the Final Plat. (Please note, the applicant is requesting that the Planning Commission approve the Final Plat for the 51 lots identified on this application. However, only 21 or fewer lots of the 51 lots will be approved by the City Council until the detention pond is built as previously stipulated.)

Staff is also recommending that the plat be revised to show the dedication of right-of-way for the Meadow Lane turn-around and that a non-access easement be shown along the first fifty feet of corner lots on either side of the street prior to City Council approval of the Final Plat.

Staff believes that this proposed plat generally complies with all applicable zoning and subdivision regulations assuming compliance with the stated stipulations.